

**MUSKEGON CHARTER TOWNSHIP  
PLANNING COMMISSION MINUTES  
PC-22-2  
February 14, 2022**

**CALL TO ORDER**

**Chairperson Bouwman called the meeting to order at 7:00 p.m.**

**Present: Singerling, VandenBosch, Bouwman, Hughes, Borushko, Hower, Frein**

**Excused:**

**Absent: None**

**Also Present: Planning / Zoning Administrator Brian Werschem, Recording Secretary Andria Muskovin, and 1 guest.**

**Approval of Agenda**

**Motioned by Hughes supported by Hower to approve the Agenda for the February 14, 2022 Planning Commission meeting.**

**Ayes: Singerling, VandenBosch, Bouwman, Hughes, Borushko, Frein and Hower**

**Nays: None**

**Motion carried.**

**Approval of Minutes**

**Motioned by Borushko supported by Frein to approve the minutes from January 10, 2022.**

**Ayes: Singerling, VandenBosch, Bouwman, Hughes, Borushko, Frein, Hower**

**Nays: None**

**Motion carried.**

**Communications**

**January 3, 2022 and January 18, 2022 Board Minutes Reviewed**

**Jim Borushko mentioned that the PC members appointed to a new term were not mentioned by name in the Minutes for January 18, 2022. Minutes to be amended.**

**Staff Report acknowledged**

**Unfinished Business - None**

**New Business –**

**1. PC 22-03 Zone Change – Public Hearing**

**Name: Apple Avenue Holdings LLC**  
**Address: 1890 E Apple Avenue**  
**PP#: 61-10-022-300-0019-00**  
**Zoning: M – Mixed Commercial/Industrial**  
**Purpose: Rezone to Neighborhood Commercial (C1)**

**Chairman Bouwman opened the public hearing at 7:01 P.M.**

**Planner Werschem explained that the Township initiated a zone change to be in compliance with surrounding area and go along with Master Plan.**

**Public Hearing notice was published in the Muskegon Chronicle and MLive on January 23, 2022 and mailed to all surrounding neighboring properties within 500 feet. Only one response was from the property owner.**

**Motion by Hower supported by Borushko to close the public hearing at 7:04 P.M.**

**Roll Call:**

**Ayes: Borushko, Hughes, Bouwman, Singerling, VandenBosch, Hower and Frein**

**Nays: None**

**Motion Carried.**

**Sec. 58-432 - Initiation and procedure.**

**(3) Planning commission consideration and recommendation. The planning commission shall review the proposed amendment, together with any reports and recommendations from staff, consultants, other reviewing agencies and any public comments. The planning commission shall identify and evaluate all relevant factors, and shall report its findings and recommendation to the township board. In considering an amendment to the official zoning map (rezoning), the planning commission shall consider the following factors in making its findings and recommendations:**

**(a) Consistency with the master plan. Consistency with the master plan's goals, policies, and future land use map. If conditions have changed since the master plan was adopted, the consistency with recent development trends in the area shall be considered.**

*PC determined that the current zoning of Mixed Commercial / Industrial is not*

*consistent with the master plan. Neighborhood Commercial (C1) is consistent with the master plan's goals, policies, and future land use map.*

- (b) Environmental features. Compatibility of all the potential uses allowed in the proposed zoning district(s) with the site's physical, geological, hydrological, and other environmental features.

*PC determined the environmental features of the area seem compatible with neighborhood commercial (C1). Staff believes that the environmental features of the area are not compatible with the industrial use aspect of commercial / industrial (M) zoning.*

- (c) Suitability with the law. Compatibility of all the potential uses allowed in the proposed district(s) with surrounding uses and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure and potential influence on property values.

*PC determined that neighborhood commercial (C1) use is compatible with surrounding uses and zoning in terms of suitability, intensity, traffic impacts, aesthetics, infrastructure and potential influence on property values. PC further determined that an industrial use would have a negative effect on property values in the area.*

- (d) Capacity of public services and utilities. Capacity of available utilities and public services to accommodate all the potential uses permitted in the proposed zoning district(s) without compromising the health, safety, and welfare of township residents or burdening the township with unplanned capital improvement costs or other unplanned public expenses.

*PC determined that the capacity of public services and utilities is adequate to accommodate all the potential uses permitted in the proposed zoning district(s) without compromising the health, safety, and welfare of township residents or burdening the township with unplanned capital improvement costs or other unplanned public expenses.*

- (e) Capability of road system. Capability of the road system to safely and efficiently accommodate the expected traffic generated by all the potential uses permitted in the proposed zoning district.

*PC determined that the capability of the road system to safely and efficiently accommodate the expected traffic generated by all the potential uses permitted in the proposed zoning district is more than adequate.*

- (f) Demand for uses. The apparent demand for the types of uses permitted in the proposed zoning district(s) in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.

*A recent master planning study indicates that there is significant demand for commercial uses in Muskegon Charter Township.*

- (g) Scale of future development. The boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site.

*PC determined that the boundaries of the proposed district(s) in relationship to the surrounding area and the scale of future development on the site is best suited zoned commercial.*

- (h) Other factors. Whether all of the potential uses in the proposed zoning district(s) are equally or better suited to the area than the current uses allowed.

*PC determined that all of the potential uses in the proposed zoning district is significantly better suited to the area than any allowance of industrial uses allowed in the current zoning district.*

**Motion by Hower and supported by VandenBosch to recommend to the Township Board approval of Ordinance 22-2 to rezone 1890 Apple Avenue, Parcel Number 61-10-022-300-0019-00, having met all the standards of Section 58-432 (c) (3) of the Muskegon Charter Township Code of Ordinances as outlined in the minutes of this Planning Commission during the Planning Commissions review of the standards.**

**Roll Call:**

**Ayes: Singerling, VandenBosch, Bouwman, Hughes Borushko, Frein, Hower**

**Nays:**

**Motion Carried.**

**Public Comments: None**

**Announcements: Next Planning Commission meeting will be March 14, 2022.**

**There will be a Zone Change application for 15-20 acres off River Rd to R3.  
Request to put in large townhouse grouping on Paul St.**

**Motion by Hower, supported by Singerling to adjourn the meeting at 7:08 P.M.**

**Roll Call:**

**Ayes: Borushko, Hughes, Bouwman, Singerling, VandenBosch, Frein, Hower**

**Nays:**

**Motion Carried**

**Respectfully submitted by,**

**Sandra Frein  
Secretary**